

City Council
Atlanta, Georgia

04- 0 -0266

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-02
1-13-04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA
as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **142 Meldon Avenue, S.E./1539-1551 Jonesboro Road, S.E.** be changed from the **R-4 (Single-Family Residential)** District to the **RG-4 (Residential General-Sector 4)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **57** of the **14th** District of **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

Legal Description

All that tract or parcel of land lying and being in Land Lot 57 of the 14th District of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at the intersection of the southerly right of way of Meldon Street (30' R/W) and the westerly right of way of Jonesboro Road (60' R/W); thence along said Right of Way of Jonesboro Road the following courses: along a curve to the left an arc distance of 157.08 feet (said curve having a radius of 1957.62 feet; a chord distance of 157.04 feet and a chord bearing of South 22° 12' 13" East) to a point; thence South 24° 37' 28" East a distance of 173.83 feet to a point at the intersection with the northerly right of way of Dorothy Street (40' R/W); thence along said right of way of Dorothy Street and running South 66° 26' 00" West a distance of 258.24 feet to a point at the intersection with the easterly right of way of Lansing Street (30' R/W); thence along said right of way of Lansing Street the following courses: North 26° 07' 59" West a distance of 220.82 feet to a point; thence North 19° 05' 04" West a distance of 131.28 feet to a point intersecting the southerly right of way of aforementioned Meldon Street; thence along said right of way of Meldon Street and running North 71° 00' 38" East a distance of 259.23 feet to the POINT OF BEGINNING. Said tract containing 2.047 acres.

7-09-02